

1967/50

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KNOW ALL MEN BY THESE PRESENTS, That JAMES E. NUZUM and MARY LOU NUZUM, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated,

to grantor paid by JENNIE FAY COCHRAN

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 4 in Block 1 of FIRST ADDITION TO LOMA LINDA HEIGHTS, in the city of Klamath Falls, Klamath County, Oregon.

SUBJECT TO: Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded August 17, 1964 in Book 335 at page 361, and amended by instrument recorded January 15, 1968, in M-68 at page 351.

FURTHER SUBJECT TO: Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of First Addition to Loma Linda Heights.

FURTHER SUBJECT TO: Mortgage, including the terms and provisions thereof, dated June 28, 1972, recorded June 30, 1972 in Book M-72 at page 7138, Microfilm Records, given to secure the payment of \$23,850.00, with interest (continued on reverse side)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except reservations, restrictions, rights of way of record and those apparent on the land.

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$31,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 13 day of March, 1974.

STATE OF OREGON, County of Klamath, ss. March 19, 1974.
Personally appeared the above named James E. Nuzum and Mary Lou Nuzum, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

ALAN K. TOGNAZZINI
NOTARY PUBLIC
OFFICE: SAN LUIS OBISPO COUNTY
CALIFORNIA

Before me: *Alan K. Tognazzini*
Notary Public for Oregon
My commission expires 8-22-75

My Commission Expires August 22, 1975. Note: The sentence between the words "or" is not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

JAMES E. NUZUM and
MARY LOU NUZUM

TO

JENNIE FAY COCHRAN

AFTER RECORDING RETURN TO

Mrs Jennie Fay Roof
2318 Linda Vista
Klamath Falls, Oregon 97601
For statements to
Department of Veteran Affairs
1215 Ferry St. S.E.
Salem, Oregon 97310

(DON'T USE THIS
SPACE, RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON

County of _____ ss.
I certify that the within instru-
ment was received for record on the
day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file number _____, Record of
Deeds of said County.

Witness my hand and seal of
County of _____.

By _____ Title _____
Deputy

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(continuation of second FURTHER SUBJECT TO:)
thereon and such future advances as may be provided therein, executed by
James E. Nuzum and Mary Lou Nuzum, husband and wife, to State of Oregon
represented and acting by the Director of Veterans' Affairs.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO.
this 19th day of MAR CH A. D. 19 74 at 11:15 o'clock AM and
duly recorded in Vol. M 74, of DEEDS on Page 3519.

FEE \$ 4.00

Wm D. MILNE, County Clerk

By Hazel Drayton